

**Redevelopment Authority Minutes
Meeting of August 20, 2014**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. Green, Barr, Klinkhammer, Halloin, Van Gompel

Staff Present: Messrs. Schatz, Reiter, Winzenz, Nick, Mdms. Ness and Thompson

1. Minutes.

The minutes of the June 18, 2014, meeting were approved on a motion by Klinkhammer, seconded by Green.

2. Financial Statements.

Ms. Thompson presented the financial statements dated July 31, 2014. The operating expenses for June and July totaled \$430. The RDA also had acquisition expenses of \$125,022. The largest cost was \$121,435 for the purchase of 38 Maple Street.

Mr. Klinkhammer moved to accept the statement; Mr. Halloin seconded and the motion carried.

3. Update and Discussion - Proposed Parking Ramp and Parking in Block 7.

Mr. Schatz reported that the City will be sponsoring a second workshop with the public after Labor day on the possible construction of the parking ramp. Discussions will include design, location, and minimum number of spaces needed. The possible dates are around the 10th of September.

Ms. Ness reported on the existing parking situation and the need to prepare Block 7 for closure to the public by adding the gates and issuing cards to RCU and JAMF employees. The lot will be open to the public after 4 pm. They will also need an extra site for employees since the lot is not big enough for all the additional employees. The new lot on Forest Street will be available and possible use of the Stella Blues lot. Ms. Ness stated that staff is working with other private parking owners to secure more parking until a ramp is built.

Julia Johnson, JAMF Software, stated that the company has added 50 new employees this year alone and expects to add another 50 within another year. They do use various work schedules for the employees which may reduce the prime time demand.

Randy Beck, RCU, encouraged everybody to work together to overcome the shortage of parking until a parking ramp can be build.

4. Consideration of a lease extension from the USPS.

Mr. Schatz presented an update on the timeline for the Post Office to vacate the site on North Barstow. The current lease with the Post Office ends on September 30, 2014. They have already leased a location on E. Madison Street but have not taken any steps to remodel the site. They are now asking for an extension until March of 2015 to make the transfer to the new site after the holiday run of mail. After discussion, Mr. Van Gompel made a motion to turn down the request by the Post Office for an extension. Mr. Halloin seconded and the motion carried unanimously. Mr.

Klinkhammer stated that the City does not have the luxury of waiting on the Post Office since there are community projects and people waiting for this parking and its construction.

5. **Update and discussion on the Confluence Project.**

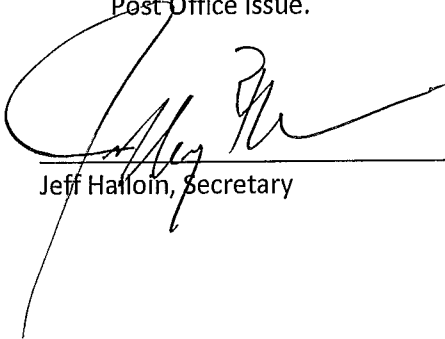
Mr. Van Gompel updated the RDA on the status of the Confluence property. He stated that the Board of Regents will consider a resolution in support of the Confluence Project, but funding will not be provided through the UW program, but rather the developers will need to apply for a Non-state Agency grant. There is a September 12, 2014, deadline for application for this grant. He stated the amendment to TIF #8 and creation of the TID #10 is moving forward and will have its first hearing before the Plan Commission.

6. **Discussion on amending TID #8 and creation of TID # 10.**

Mr. Winzenz presented the two Tax Increment projects as recommended by the Plan Commission on August 15, 2014. The purpose of the TIDs is to take advantage of the tax increases from new construction to provide funds for the City's portion of the Confluence Project. The Plan provides \$2 million for the plaza improvements between the mixed-use building and the theatre project on Graham Avenue. It was noted that the new boundaries do not match the existing RDA boundaries.

7. **Announcements and Directions.**

The next meeting will be September 17, 2014, unless a special meeting is called regarding the Post Office issue.



Jeff Halloin, Secretary